

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

HOUSEHOLD FINANCE CORPORATION III,

Plaintiff,

vs.

Case No. 12 CV 3273

ALBERT G. MAGUIRE,

LAVONNE MAGUIRE,

JULIE A. WANDSNIDER a/k/a JULIE A. WANSNIDER,

LANDMARK CREDIT UNION,

**INTERNAL REVENUE SERVICE c/o U.S. ATTORNEY'S OFFICE FOR THE EASTERN
DISTRICT OF WISCONSIN,**

EQUABLE ASCENT FINANCIAL LLC pka HILCO RECEIVABLES LLC,

Defendants.

FORECLOSURE OF MORTGAGE 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$280,287.49 entered by the court on February 6, 2013, the undersigned Sheriff of Waukesha County, Wisconsin, will sell the following described real estate.

Lot 14, Block 4, Grandview Square Addition No. 1, a part of the Northwest 1/4 of Section 4, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key No. WAKC 1310.039

Street Address: 113-115 Kilps Court, Waukesha, WI 53188

Place of Sale: Lobby of the Sheriff's Dept. Justice Center, door #8, 515 W. Moreland Blvd, Waukesha, WI 53188

Date & Time of Sale: August 7, 2013 at 10:00 a.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: 6/27/13

Law Offices of James E. Huismann, S.C.

Address:

N14 W23777 Stone Ridge Drive, Suite 120

Waukesha, Wisconsin 53188

(262) 523-6400

Daniel J. Trawicki

Dan Trawicki, Sheriff
Waukesha County

2013 JUN 27 AM 11:17
WAUKESHA SHERIFF DEPT.
RECORD DIVISION